Table of Contents

File		1976-0055							
Date		1/24/00 Project Name: Cherilyn Subdivision							
r e s e n t	c a n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.							
X	X	*Summary Sheet – Table of Contents							
		Application form							
		Receipts for fees paid for anything							
		*Submittal checklist							
		*General project report							
		Reduced copy of final plans or drawings							
		Reduction of assessor's map							
		Evidence of title, deeds							
		*Mailing list							
		Public notice cards							
_		Record of certified mail							
-		Legal description							
		Appraisal of raw land Reduction of any maps – final copy							
		*Final reports for drainage and soils (geotechnical reports)							
		Other bound or nonbound reports							
		Traffic studies							
		Individual review comments from agencies							
		*Consolidated review comments list							
		*Petitioner's response to comments							
		*Staff Reports							
		*Planning Commission staff report and exhibits							
		*City Council staff report and exhibits							
		*Summary sheet of final conditions							
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or							
		expiration date)							
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:							
X	X	Follow-Up Form							
X		Review Sheets							
X	X	Irrevocable Power of Attorney							
X	X	Final Plat Application							
X	X	Minor Subdivision Application							
X		Letter From Eugene H. Mast to United States Bank – 9/14/72							
X	X	Development Summary Form							
		Map - **							
X	X	Wap -							
]								

Petitioner DONALD A	VINAIG
: :	
Preliminary	Final
Review Agencies Comments	Review Agencies Comments
VG DESIGNATE PORTION	Set
RANTED AS RO.W. Develo	oped
O CONSTRUCT C, G. \$SW	
N CUL-de-SAC.	
	99
(
Action Taken	Action Taken
.C. Approved 25 AUGU	
.C. PASSED 1550A. 1936	C.C
Comments	■ Comments
Subject To Power of AH	
Subject to Power of AH	`
N CUL-DE-SAC.	
Check ITEMS R	REQUIRED FROM DEVELOPER Agreement Title Investigation ping Covenants Annexation Other (Specify)

.,

City of Grand Junction Grand Junction, Co. 81501

GUARANTEE OF PUBLIC IMPROVEMENTS FOR CHERRILYN SUBDIVISION.

I hereby guarantee that I will not request a certificate of occupancy or building permit within said Subdivision until the improvements for each lot are completed.

Donald W. Kanaly

The foregoing instrument was acknowledged before me this 320 day of August . A.D., 1976 by Donald W. Kanaly.

My Commission Expires: May 28,1978.

Notary Public

IRREVOCABLE POWER OF ATTORNEY

and being desirous of the formation of a Special Improvement District

We, the undersigned, being owners of (Legal Description)

"See Attached"

for the purposes of paving, curbing, guttering and otherwise improving
that portion of (Street Names) North First Street
adjacent to said lots, do hereby designate and appoint the City Clerk
of the City of Grand Junction, as our Attorney in Fact to sign any
petition for the formation of a Special Improvement District, whether
for the described lands alone or in conjunction with other lands. Such
authority shall be a covenant running with the land, shall be binding
upon our successors in interest and shall not cease upon the death of
any or all of us.
As a further covenant to run with the land, we agree that in
the event a counter-petition to the proposed Special Improvement Dis-
trict is prepared any signature on such petition purporting to affect
the land herein described may be ignored as of no force and effect by
the City under its Special Improvement District requirements.
IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 15th day of September , 19 76.
Donald W. Kanaly Lois J. Kanaly Lois J. Kanaly
STATE OF COLORADO))ss: COUNTY OF MESA)
The foregoing instrument was acknowledged before me, a Notary Public of the State of Colorado, on the day and year last above written, by Donald W. Kanaly Lois J. Kanaly
My Commission expires: April 21 197
Notary Public

We, the undersigned, being owners of: that real property situated in the City of Grand Junction, State of Colorado and being the North 90.00 feet of the South Quarter $NE_{\frac{1}{4}}^{1}$ $NE_{\frac{1}{4}}^{1}$ of Section 10, T.1S, R.1W, U. M., said real property being more particularly describes as follows:

Commencing at the NE Corner of said Section 10; Thence S. $00^{\circ}14^{\dagger}03^{"}$ W. along the East Line NE_{4}^{1} NE_{4}^{1} of said Section 10 a distance of 990.03 feet to the True Point of Beginning. Thence Continuing S. $00^{\circ}14^{\dagger}03^{"}$ W. along said East line NE_{4}^{1} NE_{4}^{1} pf Section 10 a distance of 90.00 feet; Thence N. 89° 21'40"W. 337.09 feet; Thence S. $89^{\circ}45^{\dagger}50$ "W. 108.70 feet; Thence N. $89^{\circ}37^{\dagger}00$ "W. 871.80 feet to a point on the West line NE_{4}^{1} NE_{4}^{1} of said Section 10; Thence N. $90^{\circ}14^{\dagger}56$ "E. along said West line NE_{4}^{1} NE_{4}^{1} of Section 10 a distance of 90.43 feet; Thence S. $89^{\circ}35^{\dagger}01$ "E. 1317.56 feet to the True Point of Beginning. Containing 2.719 Acres.

27-2.3 FINAL PLAT A LICATION - City of Grand Lunction

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

Cherrilyn Subdiv	id		
name of su	bdivision	amount	date
Name and address	of land owners an l/or subdividers.		ontract older
Donald W. Kanal		· · · · · · · · · · · · · · · · · · ·	
name	name	name	
2335 N. 1st St.	Grand Junction, Co. 81501		
address	address	address	
242-2592			
business phor	ne business phone	business	phone
A. Total Subdivi	sion submitted Yes , porti	lon	
		7/23/76	
B. Revisions to	Preliminary Plat? x		
D. Revibiono co		10	
Té an ligh	-		•••
ir so, list	(add attached sheets if necessary)	4	NA
contain the esser	eck list shall be completed to insurnation required by the surney regulations for detailed information	abdivision re	
b. (2)	Scale of Map		x
c. (1)	Name of Subdivision		x
(2)	Date Legal Description of Property		x
(4)	Control points, dimensions, angles	· .	
(5)	bearings Boundary lines, right-of-way lines		<u>x</u>
	easements, ditches and lot lines with bearings and distances		х
(6)	Streets and other rights-of-way - names and dimensions		x
(7)	Location and Dimensions of easemer		х
(8)	Lots numbered and area of each lot in square feet	=	x
(9)	Location and description of all		
(10)	monuments Statement of land ownership	-	- x
(11)	Dedication statement - easements, rights-of-way and public sites		x

		(12) (13) (14)	Surveyor or Engineer Certification Appropriate certification blocks Clerk and Recorder Certification Block	x x x
Sı	upporti	ing Do	ocuments	
27-2.	3 c.	(13)	Copy of certificate of title with list of all mortgates, judgments, liens, easements, contracts and agreements	x
		(14)	of record. Proof of easement dedication	<u>x</u>
		(14)	Building Permits C.O.	
	đ.	(1)	Improvements Guarantee	NA
		(2)	Composite Utility Plan	х
standa	ards re	equire	eck list shall be completed to insure that designed by the subdivision regulations are met. (See complete details)	
27-3.	l Sit	e Con	siderations	x
27-3.	2 Str	eets,	Alleys and Easements	х
27-3.		ocks		X
27-3.4 27-3.1		s lewalk	· c	NA NA
27-3.			on sytems and design	NA
37-3.			ites Reservations and Dedications	NA
This a			completed by: Gerlofs	
		nam	ne name	
_	P. 0	. Box	2872 Grand Junction, Co. 81501	4
		addr	ress address	
-		signa	iture date:	

Thomas A. Logue

The Minor Subdivision process requires only a Sketch Plan and Final Plan Application. The completion of this application shall be for the Sketch Plan phase only. The Final Minor Subdivision Plat shall be processed according to Section 27-2.3 (Final Plat) of the Grand Junction Development Regulations. Layouts and designs initiated for this application should incorporate the design standards reviewed in Section III of the regulation. If question not applicable indicate by N/A.

NAME OF SUBDIVISION

Name and address of the owners and/or subdividers.

Donald W. Kanaly_		
name	name	name
2335 North First S	treet, Grand Junction, C	o. 8 <u>1501</u>
address	address	address
242-2592		• •
business phone	business phone	business phone
contains the essenti	list shall be completed al information required ulations for detailed in	by the subdivision re-
27-2.4 a. Sketch map r (1) Proposed	equired name of Subdivision	

(2) Location of boundaries and survey(3) Names and Addresses of the subdivider and the engineer or surveyor (4) Date and Scale X (5) Total Acreage in subdivision (6) Location and Dimensions - existing streets, alleys, easements and water courses within and adjacent to the subdivision (7) Location and Dimensions - proposed streets, alleys, x easements, lot lines and public sites (8) Topography(9) Flood Plain Designation NA (10) Number and size of lots (11) Sites for multi-family, business or non-public use NA (12) Adjacent zoning Х (13) Names and locations of adjoining subdivisions, lots, streets, alleys, etc.
(14) Location and size of existing sewer and water x lines X (15) Proposed easements x (16) Location and size of proposed water and sewer taps X

This application completed by:

Robert P. Gerlofs	7/30/76		
name.	date		
P. O. Box 2872, Grand Junction, Co.	243-8966		
address	business phone		
signature	date		

Thomas A. Logue

VELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION							
Date: July 30, 1976							
Development Name: Cherrilyn Subdivision Filing							
Location of Development: Owner(s) NAME Donald W.				Palacian de la composition della composition del			
ADDRESS 2335 Nort	,	d Junction	Co. 81501				
Developer (s) NAME Abov		u ounce tron,	00. 01701				
ADDRESS (S) WELL							
Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area				
(x) Single Family	3	2.44	89.73				
() Apartments							
() Condominiums							
() Mobile Homes							
() Commercial	N. A.						
() Industrial	N. A.						
() Other (specify)				4			
	Street	0.28	_10.27				
	Walkways						
Dedicated Scho	ool Sites						
Reserved School							
Dedicated Park	Sites						
Reserved Park							

TOTAL

Private Open Areas

Other (Specify)

Easements

*By Map Measure

2.719

Page 1 of 2

Estimated Wate	r Requirements		14	40	gallons/day.
Proposed Water	Source(s) <u>c</u>	ity	of Gra	nd Junction	
Estimated Sewa	ge Disposal Re	quir	ement_	960	gallons/day.
ACTION:	•				
Planning	Commission Re	comm	endatio	on	
	Approval	()		
	Disapproval	(·)		
	Remarks				
	Date			_,19	•
City Council					
	Approval	()		
	Disapproval	()		
	Remarks				
	Date			_,19	

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.